

**Town of Trumbull  
CONNECTICUT**

**Planning and Zoning  
Department**  
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**Town Hall**  
5866 Main Street  
Trumbull, Connecticut  
06611

**ZONING BOARD OF APPEALS**

To: MEMBERS OF THE ZONING BOARD OF APPEALS  
RE: REGULAR MEETING – **WEDNESDAY, AUGUST 5, 2020**

The Zoning Board of Appeals will hold a Regular Meeting on Wednesday, August 5, 2020 at 7:00 p.m. online via videoconference.

**AGENDA**

PUBLIC MEETING  
7:00 P.M.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**REGULAR MEETING**

**ACCEPTANCE OF MINUTES**

Acceptance of the Minutes from the June 3, 2020 Zoning Board of Appeals Meeting..

**APPLICATIONS**

**Application #20-18 – 19 Franklin Street, Christine Kennedy and James Stoelzel** - Variance of Art. II, Sec. 4.3.1 and Art. III, Sec. I, to construct a 14' x 20' deck 25.9' from the rear lot line.

**Application #20-19 – 16 MacArthur Road, Stephanie and Calvin Jones** - Variance of Art. II, Sec. 4.3.1 and Art. III, Sec. 1, to add a second floor addition to the existing dwelling using the existing footprint 44.8' from the front lot line.

**Application #20-20 – 22 Merrill Road, Stephen Bell and Erika Michaels** - Variance of Art. II, Sec. 4.3.1 and Art. III, Sec. 1, to add a rear dormer 42' from the front lot line and a wrap-around deck at the rear and side of the existing dwelling 45' from the front lot line.

**Application #20-21 – 43 Beech Street, Jeffrey Wagner** - Variance of Art. II, Sec. 4.3.1 and Art. III, Sec. 1 to construct a 12' x 19' deck 30.7' from the rear lot line.

**Application #20-22 – 129 Fresh Meadow Drive, Christopher and Veronica Lenzen -** Variance of Art. II, Sec. 4.3.1 to construct a 24.75' x 29' apartment addition at the rear of the existing dwelling 27.5' from the rear lot line at its closest point

**Application #20-23 – 32 Turner Avenue, George and Patricia Kostopoulos -** Variance of Art. II, Sec 4.3.1 and Art. III, Sec.1 to construct a 12.1' x 8.8' three season porch 14.4' from the side lot line and 37.8' from the rear lot line.

**Application #20-24 – 55 Woodlawn Drive, David Steeves for Donna Quinlan -** Variance of Art. II, Sec. 4.3.1 and Art. III, Sec. 1 to construct a 12' x 21.1' deck 15' from the north side lot line.

**Application #20-25 – 35 Lorma Avenue, Dean Capozziello -** Variance of Art. III, Sec. 9.9 to construct a new house in an interior lot outside of the allowed buildable area and 26' from the S/S lot line at its closest point.

**Application #20-26 – 34 Winslow Road, Don Osvay -** Variance of Art. II, Sec. 4.3.1 and Art. III, Sec. 1 to construct a 12.7' x 30' garage with playroom on second floor and adjacent breakfast nook with mudroom 5' from the W/S lot line.

**Application #20-27 – 99 Unity Road, Quick Close Investment Group, LLC -** Variance of Art. II, Sec. 4.3.1 and Art. III, Sec. 1 to construct a 39.2' x 30.7' addition 42.4' from the front lot line and steps 37.7' from the front lot line.

**Application #20-28 – 52 John Street, Sean and Elizabeth Glynn -** Variance of Art. III, Sec. 7 to install a pool 12' from the side lot line and 30.8' from the front lot line.

**Application #20-29 – 94 Killian Avenue, Chris Russo, Esq. for The Richard F. Greenwood Testamentary Trust –** Variance of Art. II, Sec. 1.3.5 and Art. III (Exhibit of Trumbull Zoning Regulations) to reduce the minimum lot size from 21,780 sq. ft. to 11,713 sq. ft. for proposed Lot A;

Variance of Art. II, Sec. 1.3.5 and Art. III (Exhibit of Zoning Regulations) to reduce the minimum lot size from 21,780 sq. ft. to 13,566 sq. ft. for the lot identified as #94 Killian Avenue;

Variance of Art. II, Sec. 1.3.5 and Art. III (Exhibit of Zoning Regulations) to reduce the minimum lot frontage from 125' to 75' for proposed Lot A;

Variance of Art. II, Sec. 1.3.5 and Art. III (Exhibit of Zoning Regulations) to reduce the minimum lot frontage from 125' to 85.5' for the lot identified as #94 Killian Avenue;

Variance of Art. II, Sec. 1.3.5 and Art. III (Exhibit of Zoning Regulations) to reduce the minimum side yard from 20' to 4.8' for the lot identified as #94 Killian Avenue;

Variance of Art. II, Sec. 1.3.5 and Art. III (Exhibit of Zoning Regulations) to increase the maximum floor area ratio from 0.29 to 0.304 for the lot identified as #94 Killian Avenue.

**Application #20-30 - 15 Elberta Avenue, Chris Russo, Esq. for Daniel Burzynski –**  
Variance of Art. II, Sec. 1.3.5 and Art. III (Exhibit of Trumbull Zoning Regulations) and Chapter V, Sec. 2 (Subdivision Regulations) to reduce minimum lot size from 21,780 sq. ft. to 7,086 sq. ft. for Lot A;

Variance of Art. II, Sec. 1.3.5 and Art. III (Exhibit of Zoning Regulations) and Chapter V, Sec. 2 (Subdivision Regulations) to reduce minimum lot size from 21,780 sq. ft. to 7,141 sq. ft. for Lot B;

Variance of Art. II, Sec. 1.3.5 and Art. III (Exhibit of Zoning Regulations) and Chapter V, Sec. 2 (Subdivision Regulations) to reduce minimum lot frontage from 125' to 50' for Lots A & B;

Variance of Art. II, Sec. 1.3.5 and Art. III (Exhibit of Zoning Regulations) and Chapter V, Sec. 2 (Subdivision Regulations) to reduce minimum front yard from 50' to 28.5' for Lots A & B;

Variance of Art. II, Sec. 1.3.5 and Art. III (Exhibit of Zoning Regulations) and Chapter V, Sec. 2 (Subdivision Regulations) to reduce minimum side yard from 20' to 10.5' for Lots A & B on one side setback and 11.2' on the other side setback for both proposed Lots A and B;

Variance of Art. II, Sec. 1.3.5 and Art. III (Exhibit of Zoning Regulations) and Chapter V, Sec. 2 (Subdivision Regulations) to increase the maximum floor area ratio from 0.29 to 0.378 for Lot A;

Variance of Art. II, Sec. 1.3.5 and Art. III (Exhibit of Zoning Regulations) and Chapter V, Sec. 2 (Subdivision Regulations) to increase the maximum floor area ratio from 0.29 to 0.376 for Lot B.

Consider and act on applications from tonight's Public Hearing.

Join the meeting online:

<https://zoom.us/j/92443917713?pwd=SkRFRGtNRkJFMlIrazlhQ3VXMS9Wdz09>

Webinar ID: 924 4391 7713

Password: 259504

Join by telephone:

(301) 715-8592 or (833) 548-0282 (Toll Free)

Webinar ID: 924 4391 7713

Dated at Trumbull, CT this 24<sup>th</sup> day of July, 2020.

By: Linda Finger, Clerk

**COMMISSION MEMBERS: PLEASE NOTIFY Linda Finger, Clerk, AT 203-452-5044 or [lfinger@trumbull-ct.gov](mailto:lfinger@trumbull-ct.gov), IF YOU ARE UNABLE TO ATTEND.**